| 172.0 | 0006 | 0013.0 | 1 of 1 | Residential |
|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON |

| | Total Card | / | Total Parcel |
|---|---|---|---|
| APPRAISED: | 816,000 | / | 816,000 |
| USE VALUE: | 816,000 | / | 816,000 |
| ASSESSED: | 816,000 | / | 816,000 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 61 | | TANAGER ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | MORGENSTERN DAVID E/CATHERINE |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 61 TANAGER STREET |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry Own Occ: N |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | MANANDHAR SANJAY - |
| Owner 2: | - |
| Street 1: | 61 TANAGER STREET |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry |
| Postal: | 02476 |

## NARRATIVE DESCRIPTION

This parcel contains .095 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1900, having primarily Wood Shingle Exterior and 1732 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 4145.000 | 425,200 | 9,800 | 381,000 | 816,000 |
| Total Card | 0.095 | 425,200 | 9,800 | 381,000 | 816,000 |
| Total Parcel | 0.095 | 425,200 | 9,800 | 381,000 | 816,000 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 471.27 | /Parcel: 471.27

**Legal Description**

| | |
|---|---|
| Entered Lot Size | |
| Total Land: | |
| Land Unit Type: | |

| | |
|---|---|
| User Acct | 114254 |
| GIS Ref | |
| GIS Ref | |
| Insp Date | 06/21/18 |

!13343!

## PREVIOUS ASSESSMENT

Parcel ID 172.0-0006-0013.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 101 | FV | 425,200 | 9800 | 4,145. | 381,000 | 816,000 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 412,700 | 9800 | 4,145. | 381,000 | 803,500 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 412,600 | 9800 | 4,145. | 381,000 | 803,400 | 803,400 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 308,500 | 9800 | 4,145. | 375,600 | 693,900 | 693,900 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 319,100 | 9800 | 4,145. | 288,500 | 617,400 | 617,400 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 319,100 | 9800 | 4,145. | 272,200 | 601,100 | 601,100 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 319,100 | 9800 | 4,145. | 250,400 | 579,300 | 579,300 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 301,800 | 9800 | 4,145. | 234,100 | 545,700 | 545,700 | Year End Roll | 12/11/2014 |

**PRINT**

| Date | Time |
|---|---|
| 12/30/21 | 16:48:21 |

**LAST REV**

| Date | Time |
|---|---|
| 03/29/21 | 13:51:19 |

apro

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13343

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| MANANDHAR SANJA | 43076-406 | | 6/17/2004 | | 572,500 | No | No | | |
| BLAGDEN MARK D/ | 34831-583 | | 2/14/2002 | | 425,000 | No | No | | |
| BLAGDEN MARK D | 28070-154 | | 1/13/1998 | Family | 1 | No | No | | A |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 114254 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 6/25/2014 | 747 | Redo Kit | 20,696 | | | | | |
| 4/16/2014 | 354 | Alterati | 27,135 | | | | | |
| 7/22/2013 | 1108 | Redo Bat | 7,500 | C | | | | |
| 5/31/2012 | 688 | Porch | 3,800 | | | | | REPAIR FRONT PORCH |
| 5/27/2011 | 507 | Siding | 3,800 | | | | | |
| 4/7/2010 | 279 | Manual | 6,000 | | | | | GUTTERS / FACIA |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 6/21/2018 | Meas/Inspect | BS | Barbara S |
| 7/1/2014 | Info Fm Prmt | PC | PHIL C |
| 5/2/2014 | External Ins | PC | PHIL C |
| 1/9/2014 | Info Fm Prmt | EMK | Ellen K |
| 10/17/2008 | Meas/Inspect | 345 | PATRIOT |
| 9/22/2005 | MLS | BR | B Rossignol |
| 10/8/2004 | MLS | MM | Mary M |
| 5/6/2002 | MLS | MM | Mary M |
| 12/21/1999 | Mailer Sent | | |

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 4145 | | Sq. Ft. | Site | | 0 | 70. | 1.31 | 6 | | | | | | | | | 381,045 | | | | | | 381,000 | |

| | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Total AC/HA: | 0.09516 | Total SF/SM: | 4145 | Parcel LUC: | 101 | One Family | Prime NB Desc | ARLINGTON | Total: | 381,045 | Spl Credit | | Total: 381,000 |

## EXTERIOR INFORMATION

| | |
|---|---|
| Type: | 6 - Colonial |
| Sty Ht: | 2A - 2 Sty +Attic |
| (Liv) Units: | 1 Total: 1 |
| Foundation: | 3 - BrickorStone |
| Frame: | 1 - Wood |
| Prime Wall: | 1 - Wood Shingle |
| Sec Wall: | % |
| Roof Struct: | 3 - Gambrel |
| Roof Cover: | 1 - Asphalt Shgl |
| Color: | YELLOW |
| View / Desir: | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C+ - Average (+) | | |
| Year Blt: | 1900 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G15 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | |
|---|---|---|
| Avg Ht/FL: | STD | |
| Prim Int Wal | 2 - Plaster | |
| Sec Int Wall: | | % |
| Partition: | T - Typical | |
| Prim Floors: | 3 - Hardwood | |
| Sec Floors: | 2 - Softwood | 40 % |
| Bsmnt Flr: | 12 - Concrete | |
| Subfloor: | | |
| Bsmnt Gar: | | |
| Electric: | 3 - Typical | |
| Insulation: | 2 - Typical | |
| Int vs Ext: | S | |
| Heat Fuel: | 1 - Oil | |
| Heat Type: | 5 - Steam | |
| # Heat Sys: | 1 | |
| % Heated: | 100 | % AC: |
| Solar HW: | NO | Central Vac: NO |
| % Com Wal | | % Sprinkled |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Good |
| A Bath: | 1 | Rating: | Good |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Very Good |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Good |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | |
|---|---|---|
| Phys Cond: | GV - Good-VG | 10. % |
| Functional: | | % |
| Economic: | | % |
| Special: | | % |
| Override: | | % |
| Total: | | 10.8 % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 130.00 |
| Size Adj.: | 1.33181810 |
| Const Adj.: | 1.00570023 |
| Adj $ / SQ: | 174.123 |
| Other Features: | 94250 |
| Grade Factor: | 1.10 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 476705 |
| Depreciation: | 51484 |
| Depreciated Total: | 425221 |

## COMMENTS

GAR USED AS OFFICE.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: Line 1 | # Units 1 |
|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: 8 | | BRs: 4 | | | Baths: 1 | | | | HB | | |

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 8 | 4 | |
| Totals | | | |
| 1 | 8 | 4 | |

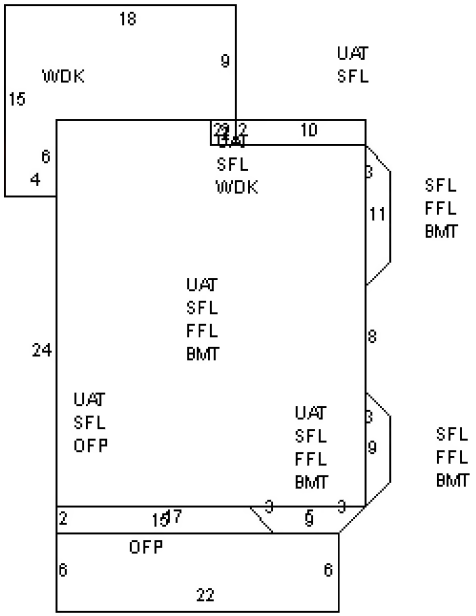
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |

| | | | |
|---|---|---|---|
| Juris. Factor: | 1.00 | Before Depr: | 191.54 |
| Special Features: | 0 | Val/Su Net: | 150.35 |
| Final Total: | 425200 | Val/Su SzAd | 276.10 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| SFL | Second Floor | 798 | 174.120 | 138,950 |
| BMT | Basement | 742 | 52.240 | 38,760 |
| FFL | First Floor | 742 | 174.120 | 129,199 |
| UAT | Upper Attic | 192 | 134.070 | 25,675 |
| WDK | Deck | 190 | 11.330 | 2,152 |
| OFP | Open Porch | 164 | 26.710 | 4,381 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | | 2,828 | Total: | 339,117 | |
| Size Ad | 1540 | Gross Area | 3402 | FinArea | 1732 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| UAT | 100 | FLA | 100 | G | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Make: | | Model: | | Serial # | | Year: | Color: |

## SPEC FEATURES/YARD ITEMS

PARCEL ID 172.0-0006-0013.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | Garage | D | Y | 1 | 19X20 | V | VG | 1950 | 32.37 | T | 20 | 101 | | | 9,800 | | | 9,800 |

| | | | | | |
|---|---|---|---|---|---|
| More: N | Total Yard Items: | 9,800 | Total Special Featues: | | Total: 9,800 |